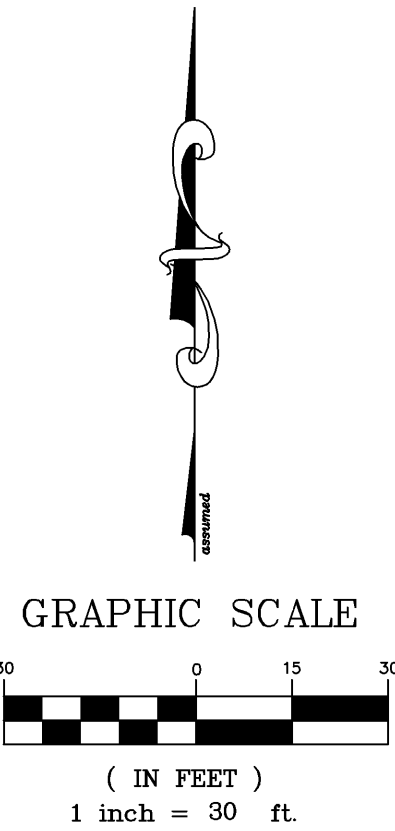
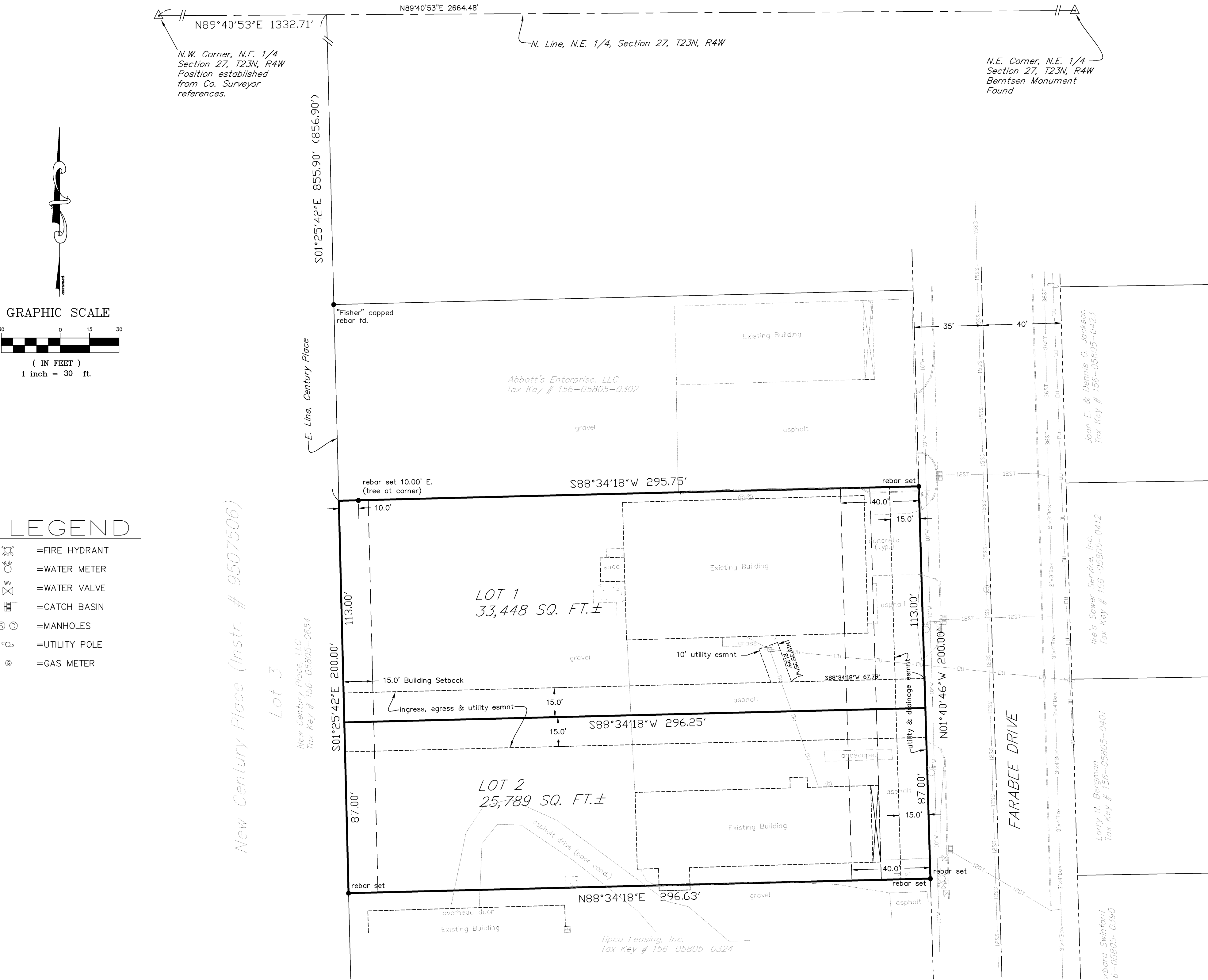


SKETCH PLAN - ABBOTT'S MINOR SUBDIVISION

PART OF THE N.E. 1/4 OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 WEST  
CITY OF LAFAYETTE, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA



LEGEND

- =FIRE HYDRANT
- =WATER METER
- =WATER VALVE
- =CATCH BASIN
- =MANHOLES
- =UTILITY POLE
- =GAS METER

LEGAL DESCRIPTION — Document Number 08008031  
A part of Kepner's Industrial Tract located in the Northeast quarter of Section 27, Township 23 North, Range 4 West, in Fairfield Township, Tippecanoe County, Indiana, and described as follows:

Beginning at point 1262 feet East of the intersection of the North line of said Section 27 with the East line of the right of way line of US 52 By-Pass, and 856.90 feet South of the North line of said Section, said point being on the East line of a tract conveyed by Charles C. Kepner and Helen F. Kepner, husband and wife, to New Century Homes, Inc., and recorded in Deed Record 230, page 435; thence South on said East line a distance of 200.00 feet; thence East a distance of 301.34 feet; thence North a distance of 200.0 feet to a point that is 849.32 feet South of the North line of said Section 27; thence West a distance of 300.44 feet to the place of beginning, containing 1.38 acres, more or less.

EXCEPT all that portion pertaining to the above described tracts, described as follows (from Document Number 02030515):

A part of Kepner's Industrial Tract located in the Northeast Quarter of Section 27, Township 23 North, Range 4 West of the Second Principal Meridian, City of Lafayette, in Fairfield Township, Tippecanoe County, Indiana, and being that part of the grantor's land described in Deed Record 308, Page 78, Deed Record 311, page 556, and Deed Record 72, page 3332, Recorded in the Office of the Tippecanoe County Recorder, lying within the proposed right of way lines of Parcel 21 as depicted on the route survey plat for the aforesaid project recorded as Document number 02014721 in the Office of the Recorder of the aforesaid county described as follows:

Commencing at a point on line "A" and the centerline of Farabee Drive located 505.926 meters (1659.80 feet) North 89 degrees 40 minutes 53 seconds East of the brass pin monument 2-21 marking the Northwest corner of the Northeast Quarter of said Section 27 and 306.236 meters (1004.68 feet) South 89 Degrees 40 minutes 52 seconds West of the Berntsen RT-1 monument AA-21 marking the Northeast corner of said Section 27; thence South 01 degrees 40 minutes 46 seconds East along line "A" and the centerline of Farabee Drive a distance of 228.061 meters (748.21 feet); thence South 88 degrees 18 minutes 29 seconds West 9.144 meters (30.00 feet) to the apparent West right-of-way line of Farabee Drive and the East line of grantor's land and the point of beginning of this description; thence South 88 degrees 18 minutes 29 seconds West 1.524 meters (5.00 feet); thence South 01 degrees 40 minutes 46 seconds East 152.41 meters (500.00 feet) to the South line of grantor's land; thence North 88 degrees 18 minutes 34 seconds East along the South line of the grantor's land 1.524 meters (5.00 feet) to the apparent West right-of-way line of Farabee Drive and the Southeast corner of the grantor's land; thence North 01 degrees 40 minutes 46 seconds West along the said West line of Farabee Drive and the East line of said grantor's land 152.41 meters (500.00 feet) to the North line of grantor's land and the point of beginning; containing 0.0232 hectares (0.057 acres) more or less.

OWNER: ABBOTT'S ENTERPRISE, LLC  
C/O JASON ABBOTT  
188 FARABEE DRIVE  
LAFAYETTE, IN 47905  
PH: 765.448.3352  
Tax # 156-05805-0313

LAST DEED OF RECORD:

GRANTOR: LAFAYETTE QUALITY PRODUCTS, INC. f/k/a TIPCO LEASING  
GRANTEE: ABBOTT'S ENTERPRISE, LLC  
INSTRUMENT # 08008031

SUBJECT TO COVENANTS AND RESTRICTIONS SET FORTH ON THE PLAT OF KEPNER'S INDUSTRIAL TRACT  
RECORDED IN PLAT BOOK 6, PAGE 1

SUBJECT TO AMENDMENTS TO PLAT AND RESTRICTIONS RECORDED IN DEED RECORD 238, PAGE 390.

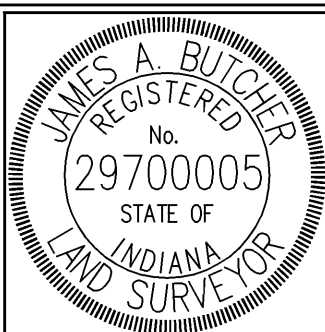
BENEFITTED BY CONSENT TO ENCROACH RECORDED IN INSTRUMENT # 08008032.

SEWER AND WATER PROVIDED BY THE CITY OF LAFAYETTE

ZONING = GB

APPROXIMATE SITE ELEVATION = 673 (NAVD)

TOTAL AREA = 1.360 AC. (59,237 SQ. FT.) ±



DATE 02/18/2009

DESIGNED:	DRAWN:
CHECKED:	CHECKED:

SKETCH PLAN  
ABBOTT'S MINOR SUBDIVISION

Headquarters  
8450 WESTFIELD BLVD., SUITE 300  
INDIANAPOLIS, IN 46240-8302  
TEL 317-713-4615  
FAX 317-713-4616  
www.BFSEng.com

Branch Locations  
BLUFFTON 260-824-5720  
JEFFERSONVILLE 812-285-0590  
LAFAYETTE 765-423-5602  
MERRILLVILLE 219-789-2533  
PLAINFIELD 317-838-3242

HORIZONTAL SCALE	FILE
30	
VERTICAL SCALE	DESIGNATION
NA	
SURVEY BOOK	SHEET
	1 OF 1
CONTRACT	PROJECT
	2758

DPS NO. HP2758